

Agency Project Report

Tennessee Department of General Services

Tuesday, August 05, 2008

1:48 PM

Andrew Johnson Building

<i>SBC# / Project Title</i>	<i>Total Cost / MACC</i>	<i>Designer / Contractor</i>	<i>RPA PM / CA</i>	<i>Project Type / Status</i>	<i>Status Comments</i>
529/078-01-2007 Server Room Upgrade	\$550,000.00 \$250,000.00	Kline Swinney Associates IKON Construction, Inc.	DePalma, N. Patteson, G.	Renovation Active Construction	5/01/08: Construction NTP issued 4/11/08: Construction contract executed 3/11/08: Bid Date 2/26/08: Pre Bid Conference 11/26/07: DDP approved, NTP to CDP authorized 11/03/07:SDP approved, NTP to DDP authorized 11/02/07: Program approved, NTP to SDP authorized 10/15/07: Design NTP issued
1 Project	\$550,000.00	(Total Budgeted Cost of Projects)			

Capitol Complex

<i>SBC# / Project Title</i>	<i>Total Cost / MACC</i>	<i>Designer / Contractor</i>	<i>RPA PM / CA</i>	<i>Project Type / Status</i>	<i>Status Comments</i>
460/001-01-2003 State Govern Security Improve	\$600,000.00 \$88,500.00	Fowlkes Associate Archts	Qualey, B. Patteson, G.	Renovation Construction Closed Out	Awaiting Designer Closeout As of 7/30/08, Designer is not closed out.
529/000-16-2006 Bicycle Storage Lockers & Rack	\$58,800.00 \$37,400.00	Moody Nolan LTD, Inc. Middle 10 Contractors, LLC	Freeman, D. Shelton, T.	New Construction Substantially Complete	Warranty inspection due 10/25/08 10/26/07: Substantial Completion Certificate issued
529/045-03-2000-12 Nashville State Parking Study	\$100,000.00 \$0.00	Gresham, Smith and Partners	Symons, H. n/a	Study Project Closed Out	Awaiting Designer Closeout
3 Projects	\$758,800.00	(Total Budgeted Cost of Projects)			

Chattanooga Client Services Building

<i>SBC# / Project Title</i>	<i>Total Cost / MACC</i>	<i>Designer / Contractor</i>	<i>RPA PM / CA</i>	<i>Project Type / Status</i>	<i>Status Comments</i>
460/005-02-2006 Reroof	\$306,000.00 \$275,000.00	Artech Design Group	Evans, B. Edwards, T.	Re-roof Design Development Phase	5/29/08: SDP/DDP meeting to be scheduled mid June 08 10/30/07: Program approved, NTP to combined SDP/DDP authorized 10/25/07: Completion expected 7/2008
1 Project	\$306,000.00	(Total Budgeted Cost of Projects)			

Chattanooga State Office Building

<i>SBC# / Project Title</i>	<i>Total Cost / MACC</i>	<i>Designer / Contractor</i>	<i>RPA PM / CA</i>	<i>Project Type / Status</i>	<i>Status Comments</i>
520/001-01-2003	\$1,750,000.00	Artech Design Group	DePalma, N.	Renovation	
Exterior Stabilization Phase I	\$1,550,000.00	Total Building Maintenance, Inc.	Shelton, T.	Substantially Complete	12/21/07: Substantial Completion Certificate issued
520/001-01-2003-01	\$860,000.00	Artech Design Group	DePalma, N.	Renovation	Awaiting NTP
Exterior Stabilization-Phase 2	\$860,000.00	Mid-Continental Restoration Co., Inc.	Shelton, T.	Active Construction	Life safety issue, stone falling off building 2/27/08: Construction contract executed 1/17/08: Bid Date 11/01/07: Phase 2 to be completed Winter of 2009 9/10/07: DDP approved, NTP to CDP authorized
2 Projects	\$2,610,000.00	(Total Budgeted Cost of Projects)			

Citizens Plaza Building

<i>SBC# / Project Title</i>	<i>Total Cost / MACC</i>	<i>Designer / Contractor</i>	<i>RPA PM / CA</i>	<i>Project Type / Status</i>	<i>Status Comments</i>
529/076-01-2005	\$4,000,000.00	Kline Swinney Associates	Freeman, D.	Renovation	
Interior Renov- Ph 1	\$2,560,000.00	Shankle-Lind, LLC.	Shelton, T.	Substantially Complete	2/07/08: Substantial Completion Certificate issued 10/25/07: Project held up by Asst. Commissioner, expected to be complete 1/01/08
529/076-01-2006	\$3,500,000.00	Street Dixon Rick Architecture	Qualey, B.	Renovation	
Interior Renov - 2 Floors	\$2,200,000.00		Edwards, B.	Design Development Phase	11/07/07: Project expected to be complete by 3/2009
2 Projects	\$7,500,000.00	(Total Budgeted Cost of Projects)			

Data Centers

<i>SBC# / Project Title</i>	<i>Total Cost / MACC</i>	<i>Designer / Contractor</i>	<i>RPA PM / CA</i>	<i>Project Type / Status</i>	<i>Status Comments</i>
529/031-01-2006	\$1,031,000.00	SSOE, Inc.	Johnston, S.	Renovation	
UPS Syst Replacement	\$949,686.00	Wolfe and Travis Electric Company	Patteson, G.	Active Construction	
529/031-01-2007	\$44,000,000.00	JV Hawkins/Wright and SIGNA 7 Desi	DePalma, N.	New Construction	
New Building	\$35,700,000.00	Turner Universal	Shelton, T.	Schematic Design Phase	7/10/08: Schematic design finalized, CM developing pricing model. 5/26/08: Authorized to proceed to SDP 5/05/08: Project rescoped due to budget shortfall. Awaiting cost estimate from design group and CM for construction of single data center. 3/03/08: Design NTP issued to Program phase 2/22/08: Design Agreement executed CM to be chosen at February SBC meeting Critical need Smyrna Project will be completed Fall 2009
2 Projects	\$45,031,000.00	(Total Budgeted Cost of Projects)			

Davy Crockett Building

<i>SBC# / Project Title</i>	<i>Total Cost / MACC</i>	<i>Designer / Contractor</i>	<i>RPA PM / CA</i>	<i>Project Type / Status</i>	<i>Status Comments</i>
529/077-01-2006 Emergency Repairs	\$3,000,000.00 \$2,470,000.00	Gobbell Hays Partners, Inc. Kerry G. Campbell, Inc.	Freeman, D. Shelton, T.	Renovation Active Construction	Awaiting NTP 6/17/08: Construction contract executed 5/20/08: Bid date 5/07/08: Pre Bid Conference 1/28/08: CDP review ongoing 11/07/07: Commissioner is not allowing project to be executed. Project on hold
529/077-01-2008 Interior Renovation	\$8,100,000.00 \$5,000,000.00	Hastings Architecture Associates	DePalma, N. n/a	Renovation Program Verification Phase	7/10/08: Program complete, Agency approved, then disapproved loading plan, space planning interrupted. 5/06/08: Design NTP to Program phase issued, vision statement complete 4/25/08: Designer Agreement executed
2 Projects	\$11,100,000.00	(Total Budgeted Cost of Projects)			

Donnelley J. Hill Building

<i>SBC# / Project Title</i>	<i>Total Cost / MACC</i>	<i>Designer / Contractor</i>	<i>RPA PM / CA</i>	<i>Project Type / Status</i>	<i>Status Comments</i>
460/003-01-2004 Plaza Upgrade	\$2,000,000.00 \$1,650,000.00	Askew Nixon Ferguson Architects	Qualey, B. Loggins, B.	Renovation Construction Document Phase	11/07/07: Project expected to be complete by 12/2008
1 Project	\$2,000,000.00	(Total Budgeted Cost of Projects)			

Foster Avenue Complex

<i>SBC# / Project Title</i>	<i>Total Cost / MACC</i>	<i>Designer / Contractor</i>	<i>RPA PM / CA</i>	<i>Project Type / Status</i>	<i>Status Comments</i>
529/021-01-2007 Cooper Hall Interior Renovation	\$400,000.00 \$250,000.00	n/a n/a	Westerman, S. Dixey, J.	Purchasing Contract Construction Closed Out	Direct Order Contract NOI/Felicia Thepthongsay
529/021-02-2004 Master Plan	\$1,500,000.00 \$0.00	Tuck Hinton Architects n/a	DePalma, N. n/a	Study Construction Closed Out	Awaiting Designer Closeout As of 7/30/08, Designer not closed out.
2 Projects	\$1,900,000.00	(Total Budgeted Cost of Projects)			

James K. Polk Building

<i>SBC# / Project Title</i>	<i>Total Cost / MACC</i>	<i>Designer / Contractor</i>	<i>RPA PM / CA</i>	<i>Project Type / Status</i>	<i>Status Comments</i>
529/075-01-2002-02 Int Renov - 9th Flr	\$1,788,242.00 \$1,150,000.00	Jack Freeman & Associates, P.C.	Qualey, B. Edwards, B.	Renovation Program Verification Phase	ON HOLD 11/01/07: Project on hold until two tenant floors can be located to lease space, per N. DePalma
529/075-01-2003-01 Emergency Generator	\$665,000.00 \$650,000.00	SSOE, Inc. John Bouchard & Sons Co.	DePalma, N. Patteson, G.	Renovation Construction Closed Out	Awaiting Designer Closeout As of 7/30/08, Designer not closed out.
529/075-01-2004 State Museum-Interior Damage	\$1,300,000.00 \$0.00	Moody Nolan LTD, Inc.	DePalma, N. Patteson, G.	Renovation Open Root Projects	
529/075-01-2004-07 State Museum Inter Exhibit Rep	\$345,000.00 \$345,000.00	Moody Nolan LTD, Inc. 1220 Exhibits	DePalma, N. Patteson, G.	Renovation Substantially Complete	Warranty inspection due 6/14/08
529/075-01-2007 Fire Panel Circuits Update	\$206,000.00 \$183,506.40	Lockwood Greene Engineers, Inc.	Johnston, S. Patteson, G.	Renovation Design Development Phase	ON HOLD 6/20/08: Project placed ON HOLD, funding issues 6/20/08: SDP approved 4/01/08: Program approved, NTP to SDP issued 12/03/07: Design Agreement executed 10/25/07: Project completion expected 12/2008
529/075-02-2004 Int Renov - Flrs 4, 5 & 6	\$4,380,000.00 \$2,970,000.00	Jack Freeman & Associates	Qualey, B. Edwards, B.	Renovation Schematic Design Phase	ON HOLD 12/07/07: Project no longer on hold, per B. Qualey 11/01/07: Project on hold until two tenant floors can be located to lease space, per N.DePalma
6 Projects	\$8,684,242.00	(Total Budgeted Cost of Projects)			

John Sevier Building

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460/070-01-2006 Reroof	\$257,000.00 \$231,000.00	The Larkin Group	Evans, B. Edwards, B.	Re-roof Program Verification Phase	ON HOLD 3/10/08: On Hold, waiting for Historic Structures report (MAF) 3/10/08: Roof not leaking, not critical 10/25/07: Program completion expected 5/08
1 Project	\$257,000.00	(Total Budgeted Cost of Projects)			

Knoxville State Plaza

<i>SBC# / Project Title</i>	<i>Total Cost / MACC</i>	<i>Designer / Contractor</i>	<i>RPA PM / CA</i>	<i>Project Type / Status</i>	<i>Status Comments</i>
526/010-01-2007 Middlebrook Interior Modificati	\$600,000.00 \$600,000.00		DePalma, N.	Renovation SBC Approved - Awaiting Contra	ON HOLD 2/13/08: Per Nick DePalma, project might not be performed under Direct Order Contract, may become a capital project
1 Project	\$600,000.00	(Total Budgeted Cost of Projects)			

Legislative Plaza

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529/045-01-2002 Exterior Upgrade	\$9,290,000.00 \$8,486,000.00	Thomas, Miller & Partners Bell & Associates Construction	DePalma, N. Patteson, G.	Renovation Substantially Complete	Warranty inspection due 4/04/08 Per note in PITS: Contract is open for another year with \$100 left for contractor payment.
529/045-01-2006 Bollards & Entrance	\$1,000,000.00 \$440,000.00	Thomas & Miller, Architects Rock City Construction Co., Inc.	DePalma, N. Patteson, G.	Renovation Active Construction	12/10/07: Partial Certificate of Substantial Completion issued
529/045-01-2007 Accessibility Improvements	\$2,075,000.00 \$1,500,000.00	Moody Nolan LTD, Inc. Baron + Dowdle Construction, L.L.C.	DePalma, N. Patteson, G.	Renovation Active Construction	4/28/08: CO #5-\$36,677.64 4/17/08: Begin Phase 3 after session through Fall 08 1/04/08: Phase I of 3 Substantially complete 10/24/07: Construction NTP, contract duration 314 days 10/09/07: Designer Supplement executed 6/18/07: SDP approved, NTP to DDP authoized 6/04/07: Program approved, NTP to SDP authorized
529/045-03-2000-06 Committee Rms Phase 1	\$1,083,000.00 \$1,083,000.00	Fowlkes Associate Archts Bell & Associates Construction	DePalma, N. Patteson, G.	Renovation Construction Closed Out	Awaiting Designer Closeout As of 7/30/08, Designer not closed out.
529/045-03-2000-07 Elevator Modernization	\$2,362,000.00 \$2,362,000.00	Fowlkes Associate Archts Nashville Machine Company, Inc.	DePalma, N. Patteson, G.	Renovation Construction Closed Out	Awaiting Designer Closeout As of 7/30/08, Designer not closed out. 1/07/08: Warranty inspection performed
529/045-03-2000-09 Renov Comm Rms 29, 30, 31-P	\$914,000.00 \$914,000.00	Fowlkes Associate Archts Bell & Associates Construction	DePalma, N. Patteson, G.	Renovation Construction Closed Out	Awaiting Designer Closeout As of 7/30/08, Designer not closed out.
6 Projects	\$16,724,000.00	(Total Budgeted Cost of Projects)			

Middlebrook Pike Building

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Budgeted - FY 08/09 Renovation Phase 1	\$5,500,000.00 \$0.00			Renovation Awaiting Funding Approval	
1 Project	\$5,500,000.00	(Total Budgeted Cost of Projects)			

R.S. Gass Complex

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460/020-01-2007 HVAC Upgrade	\$720,000.00 \$647,583.00	I.C. Thomasson Associates, Inc. John Bouchard & Sons Co.	Johnston, S. Bryant, J.	Renovation Construction Closed Out	Awaiting One-Year Corr Insp Warranty inspection due 1/10/09.
1 Project	\$720,000.00	(Total Budgeted Cost of Projects)			

Rachel Jackson Building

<i>SBC# / Project Title</i>	<i>Total Cost / MACC</i>	<i>Designer / Contractor</i>	<i>RPA PM / CA</i>	<i>Project Type / Status</i>	<i>Status Comments</i>
529/013-01-2001-02 Flatwire & Carpet Replacement	\$3,010,000.00 \$1,606,000.00	Fowlkes Associate Archts Robert S. Biscan & Company	Freeman, D. Patteson, G.	Demolition Substantially Complete	10/25/07: Project expected to complete 12/2007 7/23/07: Substantial Completion Certificate issued
Budgeted - FY 08/09 Renovation-Selected Floors	\$1,000,000.00 \$0.00			Renovation Awaiting Funding Approval	
2 Projects	\$4,010,000.00	(Total Budgeted Cost of Projects)			

State Capitol

<i>SBC# / Project Title</i>	<i>Total Cost / MACC</i>	<i>Designer / Contractor</i>	<i>RPA PM / CA</i>	<i>Project Type / Status</i>	<i>Status Comments</i>
529/005-01-2004 Exterior Terrace Repairs	\$1,650,000.00 \$1,380,000.00	Fowlkes Associate Archts Mid-Continental Restoration Co., Inc.	DePalma, N. Patteson, G.	Renovation Construction Closed Out	Awaiting Designer Closeout As of 7/30/08, Designer not closed out.
529/005-01-2004-01 Exterior Repairs	\$920,000.00 \$900,000.00	Centric Architecture Leatherwood, Inc.	Law, V. Patteson, G.	Renovation Substantially Complete	12/31/07: Substantial Completion Certificate issued 10/25/07: Project expected to complete 12/2007
529/005-01-2005 Mech/Elec Upgrade Pre-Plannin	\$975,000.00	Smith Seckman Reid, Inc.	DePalma, N. n/a	Planning Design Development Phase	7/10/08: Design for Senate chambers being finalized for Direct Order pricing. 6/12/08: SBC Mtg revised scope to include Senate Chambers in Phase 1 5/8/08: Phase 1 will utilize Direct Order Contract. 4/17/08: ON HOLD - Root project postponed until 2010 2/27/08: DDP approved, NTP to CDP authorized 11/01/07: Awaiting executive approval for advancement of project
529/005-02-2003 Emerg Elec Repairs	\$2,420,000.00 \$2,165,000.00	SSOE, Inc. Wolfe & Travis Electric Co.	Qualey, B. Shelton, T.	Renovation Active Construction	10/29/07: Construction NTP 11/01/07: Project will be completed Fall 2008
4 Projects	\$5,965,000.00	(Total Budgeted Cost of Projects)			

State Library & Archives

<i>SBC# / Project Title</i>	<i>Total Cost / MACC</i>	<i>Designer / Contractor</i>	<i>RPA PM / CA</i>	<i>Project Type / Status</i>	<i>Status Comments</i>
529/043-01-2004 Fac Development Plan Update	\$30,000.00 \$0.00	n/a	Symons, H. n/a	Study Project Closed Out	Awaiting Designer Closeout As of 7/30/08, Designer not closed out.
529/043-01-2005 New Facility - Planning	\$3,100,000.00 \$0.00	JV Tuck Hinton Arch. & Thomas, Mille	DePalma, N. n/a	Planning Design Development Phase	5/05/08: Design development proceeding 4/17/08: Full planning July 1, 2008
529/043-01-2007 HVAC System Upgrade	\$298,000.00 \$261,926.50	Branham & Lloyd, LLC	Qualey, B. Patteson, G.	Renovation Schematic Design Phase	2/07/08: Design NTP issued 1/03/08: Design contract executed 12/19/07: Design contract sent to OBF 11/06/07: Contract is working, has not yet been sent to Designer
529/043-02-2007 Repair Roof	\$150,000.00 \$0.00	In House (Agency Resources)	Qualey, B. n/a	Re-roof Program Verification Phase	Direct Order Contract. Design services will be in-house with departmental consultants.
4 Projects	\$3,578,000.00	(Total Budgeted Cost of Projects)			

State Museum

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529/075-03-2005 Initial Planning	\$600,000.00 \$0.00		DePalma, N. n/a	Planning In Progress (Planning Projects & S	INACTIVE 1/30/08: Completed Programming \$2,500,000 Unallocated - \$2,500,000 has not been added to project
1 Project	\$600,000.00	(Total Budgeted Cost of Projects)			

State Records Management Center

<i>SBC# / Project Title</i>	<i>Total Cost / MACC</i>	<i>Designer / Contractor</i>	<i>RPA PM / CA</i>	<i>Project Type / Status</i>	<i>Status Comments</i>
529/000-15-2006 PrePlan	\$250,000.00 \$0.00	McFarlin Huitt Architect	Qualey, B. n/a	Planning In Progress (Planning Projects & S	ON HOLD 4/04/08: Project ON HOLD
1 Project	\$250,000.00	(Total Budgeted Cost of Projects)			

Tennessee Executive Residence

<i>SBC# / Project Title</i>	<i>Total Cost / MACC</i>	<i>Designer / Contractor</i>	<i>RPA PM / CA</i>	<i>Project Type / Status</i>	<i>Status Comments</i>
460/028-01-2002-03 Maintenance Renovations	\$8,150,000.00 \$4,916,500.00	Hart Freeland Roberts, Inc. Powell Building Group; Div of PCC	Robertson, A. Patteson, G.	Renovation Substantially Complete	4/25/08: Substantial Completion Certificate issued 2/15/08: Final Inspection, excluding Kitchen Renovation
460/028-01-2005 New Security Facility	\$1,265,000.00 \$1,100,000.00	Kennon Taylor Architects PLLC	Robertson, A. Patteson, G.	New Construction Construction Document Phase	1/15/08: In Construction Documents Phase, to bid in February 08 9/20/07: Designer Supplement dated 9/18/07
460/028-01-2006 Conservation Hall	\$4,000,000.00 \$3,410,000.00		Robertson, A. Patteson, G.	New Construction Active Construction	1/18/08: Construction NTP issued
460/028-01-2007 Improvements	\$3,860,000.00 \$0.00	The Tennessee Residence Foundation	Robertson, A. Patteson, G.	Renovation Schematic Design Phase	
4 Projects	\$17,275,000.00	(Total Budgeted Cost of Projects)			

Tennessee Performing Arts Center

<i>SBC# / Project Title</i>	<i>Total Cost / MACC</i>	<i>Designer / Contractor</i>	<i>RPA PM / CA</i>	<i>Project Type / Status</i>	<i>Status Comments</i>
529/075-01-2008 Maintenance	\$300,000.00 \$0.00		DePalma, N.	Maintenance SBC Approved - Awaiting Contra	Grant
529/075-02-2007 Facilities Maintenance	\$300,000.00 \$300,000.00	n/a	DePalma, N. n/a	Grant In Progress (Planning Projects & S	
2 Projects	\$600,000.00	(Total Budgeted Cost of Projects)			

Tennessee Tower

<i>SBC# / Project Title</i>	<i>Total Cost / MACC</i>	<i>Designer / Contractor</i>	<i>RPA PM / CA</i>	<i>Project Type / Status</i>	<i>Status Comments</i>
529/079-01-2005 Decoupling	\$1,310,000.00 \$1,310,000.00	n/a	Bauer, B. n/a	Renovation Substantially Complete	In conjunction with Metro Government No Designer required
529/079-01-2006 OIR Tenant Renovation-2nd Flo	\$2,000,000.00 \$1,100,000.00	SSOE, Inc.	Qualey, B. Edwards, B.	Renovation Design Development Phase	5/05/08: DDP to be complete 5/30/08 11/13/07: Program now uncertain 11/07/07: Project expected to be complete by 3/2009
529/079-02-2005 Exterior Upgrades Preplanning	\$200,000.00 \$0.00	Jack Freeman & Associates	DePalma, N. n/a	Planning In Progress (Planning Projects & S	Awaiting Designer Closeout 7/22/08: Designer not closed out 11/01/07: Project complete per N.DePalma
529/079-02-2007 Exterior Renovation	\$14,550,000.00 \$13,000,000.00	JV TLC Engineering/Jack Freeman & A	DePalma, N. Shelton, T.	Renovation Bidding Phase	7/17/08: Bid Date 7/02/08: Pre Bid Conference 6/16/08: Bid Date assigned 4/17/08: Will bid June 2008 2/26/08: NTP to CDP authorized 2/14/08: DDP approved 11/08/07: Program appoved, NTP to SDP authorized 11/01/07: Project will be completed by late summer 2009 10/17/07: Design NTP issued
529/079-03-2007 28th Floor Air Handler Replace	\$600,000.00 \$528,000.00	I.C. Thomasson Associates, Inc.	Qualey, B. Edwards, B.	Renovation Program Verification Phase	3/26/08: Design NTP issued 1/11/08: Design Agreement executed 1/03/08: Contract at Commissioner's office 12/20/07: Design contract sent to OBF 11/06/07: Contract is working, has not yet been sent to Designer 11/07/07: Project expected to be complete 12/2008
5 Projects	\$18,660,000.00	(Total Budgeted Cost of Projects)			

Department Totals: 55 Projects Valued at \$155,179,042.00 (Total Budgeted Cost of Projects)
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